## PROPERTY OWNERS ASSOCIATION 12<sup>th</sup> AMENDED MANAGEMENT CERTIFICATE FOR SR HOMEOWNERS ASSOCIATION, INC.

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

This amends all prior Management Certificates filed for this association.

Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"

State of Texas §

County of Bexar §

1. Name of Subdivision: Sonoma Ranch

2. Subdivision Location: Bexar County

3. Name of Homeowners Association: SR Homeowners Association, Inc.

4. Recording Data for Association: Plats are filed at Bexar County:

Volume 9564, pgs. 166; 208-209; 210-214; 180

Volume 9552, pgs. 117-120

Volume 9558, pgs. 105; 177-179; 198

Volume 9561, pg. 101 Volume 9553, pg. 1104 Volume 9554, pgs. 63-65 Volume 9556, pgs. 55-63 Volume 9562, pgs. 42-45

5. Recording Data for Declaration and any amendments: All Documents are filed at Bexar County:

Declaration of Covenants, Conditions and Restrictions: Vol. 9139, pg. 1104

Supplemental Declaration Unit 4A: Vol. 11362, pg. 787 Unit 1 Cedar Creek So. Subdivision: V10304, pg. 1762 Unit 2 Cedar Creek So. Subdivision: V11323, pg. 1894 Unit 3 Cedar Creek So. Subdivision: Doc#. 20050275627 Unit 4 Cedar Creek So. Subdivision: V12278, pg. 1700

Unit 5: Book 10819, pg. 957 Unit 5B: V 11831, pg. 524 Unit 5C: V 11289, pg. 488 Unit 6: V10405, pg. 980 Unit 2A: V9314, pg. 1086 Unit 2B: V1021, pg. 0130

Unit 2B: V1021, pg. 0130 Unit 3A: Doc# 20020325538 Unit 3B: V9960, pg. 2137 Unit 3C: V10931, pg. 595 Unit 3D: V11298, pg.1603 Unit 1A: Doc#20010205280 Unit 1B: V9807, pg. 1189

1st Amendment to the Supplemental Declaration Unit 4A: V11627, pg. 2067.

6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:

Bylaws executed on 1/18/2002 are attached to and filed with the Certificate filed under Book 15582, pg. 222.

Articles and Certificate of Incorporation filed with the Secretary of State of Texas and are attached to and filed with the Certificate filed under Book 15582, pg. 222.

Resolutions/Policies:

All policies are attached to and filed with the Certificate file under Book 15582, pg 222

**Collection Policy** 

**Violation Policy** 

Record Retention Policy

**Records Inspection Policy** 

Payment Plan Policy

**Email Registration Policy** 

Membership Voting Policy

Architectural Guidelines

Guidelines:

All guidelines are attached to and filed with the Certificate filed under Book 15582, pg. 222

Architectural Guidelines for:

Solar Panels, Flag and Flag Poles, Roof Shingles, Rain Barrels and Religious Symbol displays

Enforcement Policy signed on 1/23/2013 is filed at the county under Book 15943, page 2158

Resolutions/Policies/Guidelines below are filed at the county under document #20140014151, Volume 16530, page 2415.

**Collection Policy** 

**Violation Policy** 

**Record Retention Policy** 

Records Inspection Policy

Payment Plan Policy

**Email Registration Policy** 

Membership Voting Policy

Guidelines for Drought Resistant Landscaping and Natural Turf

Conflict of Interest Policy

Guidelines for Flag Display

Religious Items Display Guidelines

Solar Energy Device Guidelines

**Roofing Material Guidelines** 

Rainwater Collection Guidelines

Application of Payments Policy

Violation Enforcement Policy dated 1/20/2016 is filed under Document Number 20160070711.

SR Homeowners Association, Inc. Billing Policy and Payment Plan Guidelines dated 4/19/2017 are filed under Document Number 20170074707.

The following resolutions dated 9/20/2017 are filed under Document No. 20170188650

- Violation Enforcement Resolution
- Fines for General Violations
- Forced Maintenance

Resolution of the Directors SR Homeowners Association, Inc. by Unanimous Consent for the Board of Directors is filed under Document No. 20180250237

Resolution of the Directors SR Homeowners Association, Inc. by Unanimous Consent for the Board of Directors is filed under Document No. 20190040286

The following SR Homeowners Association, Inc. resolutions are filed under Document No. 20190084451:

Violation Enforcement Resolution with Forced Maintenance schedule and Fines for General Violations.

SR Homeowners Association, Inc. Pool Rules are filed under Document No. 20200020062.

SR Homeowners Association, Inc. Corporate Resolution is filed under Document No. 20200094714.

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management 17319 San Pedro Ave, #318 San Antonio, TX 78232 contact@spectrumam.com 210-494-0659 www.spectrumam.com/homeowners

- 8. Fee(s) related to Property Transfer:
  - Administrative Transfer Fee \$200.00
  - Resale Package = \$375.00
    - o Rush for Resale Package:
      - 1 business day = \$120.00 / 3 business days = \$95.00
    - O Add a Rush to an existing order = \$75.00 + Cost of a Rush
    - o Update for Resale Package:
      - 1-14 days = \$15.00 / 15-180 days = \$50.00
  - Statement of Account only = \$120.00
    - o Rush for Statement of Account only:
      - 1 business day = \$110.00 / 3 business day = \$85.00

- Update for Statement of Account only:
  - 1-30 days No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00
- 1/4 of the annual assessment amount for unimproved lots \$94.97 (SA) Totaling \$189.94 annually

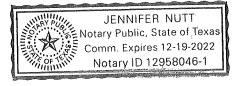
Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this
SR Homeowners Association, Inc.
Sally Smith (of Spectrum Association Management), Managing Agent
State of Texas §
County of Bexar §
This instrument was acknowledged and signed before me on
October , 2021 by Sally Smith, representative of Spectrum Association
Management, the Managing Agent of SR Homeowners Association, Inc., on behalf of said association.
Hong the Muth Notary Public, State of Texas

After Recording, Return To:
Spectrum Association Management
Attn: Transitions
17319 San Pedro Ave., Ste. #318
San Antonio, TX 78232

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## **File Information**

## eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY LUCY ADAME-CLARK, BEXAR COUNTY CLERK

**Document Number:** 20210296207

Recorded Date: October 22, 2021

Recorded Time: 3:06 PM

Total Pages: 5

Total Fees: \$38.00

## \*\* THIS PAGE IS PART OF THE DOCUMENT \*\*

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Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 10/22/2021 3:06 PM

Lucy Adame-Clark

Lucy Adame-Clark Bexar County Clerk